

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$59,791,097

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	91.30 %	92.08 %	17	93.41 %	29	30	
% of Funds Disbursed	81.58 %	82.27 %	19	84.68 %	33	28	
Leveraging Ratio for Rental Activities	3.32	4.89	19	4.72	35	39	
% of Completed Rental Disbursements to All Rental Commitments***	78.71 %	84.50 %	22	80.76 %	33	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	64.19 %	65.67 %	16	68.18 %	33	33	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	82.64 %	82.87 %	16	80.32 %	55	46	
% of 0-30% AMI Renters to All Renters***	35.00 %	44.64 %	21	45.16 %	20	31	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.09 %	1	95.04 %	100	100	
Overall Ranking:			In State:	18 / 27	Nationally:	35 37	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,700	\$27,470		\$26,037	1,060 Units	78.10 %	
Homebuyer Unit	\$28,326	\$16,700		\$14,755	88 Units	6.50 %	
Homeowner-Rehab Unit	\$17,836	\$15,413		\$20,487	210 Units	15.50 %	
TBRA Unit	\$0	\$8,199		\$3,225	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Hudson County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,788	\$96,420	\$19,835
State:*	\$106,067	\$95,161	\$17,183
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	27.5	23.9	63.3	0.0
Black/African American:	9.4	5.7	2.9	0.0
Asian:	0.5	0.0	0.5	0.0
American Indian/Alaska Native:	0.1	1.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	1.2	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	1.6	0.0	0.5	0.0

ETHNICITY:

Hispanic	59.6	69.3	32.9	0.0
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HOUSEHOLD SIZE:

1 Person:	43.7	27.3	38.6	0.0
2 Persons:	30.6	19.3	27.1	0.0
3 Persons:	15.6	22.7	14.8	0.0
4 Persons:	7.5	18.2	10.5	0.0
5 Persons:	2.5	10.2	7.1	0.0
6 Persons:	0.2	2.3	1.9	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	19.7	31.8	11.4	0.0
Elderly:	41.5	3.4	44.3	0.0
Related/Single Parent:	25.6	22.7	14.8	0.0
Related/Two Parent:	10.8	33.0	21.0	0.0
Other:	2.4	9.1	8.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.8	1.1 #
HOME TBRA:	0.1	
Other:	6.2	
No Assistance:	69.9	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Hudson County Consortium

State: NJ

Group Rank: 35
(Percentile)

State Rank: 18 / 27 PJs

Overall Rank: 37
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	78.71	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	64.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	82.64	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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